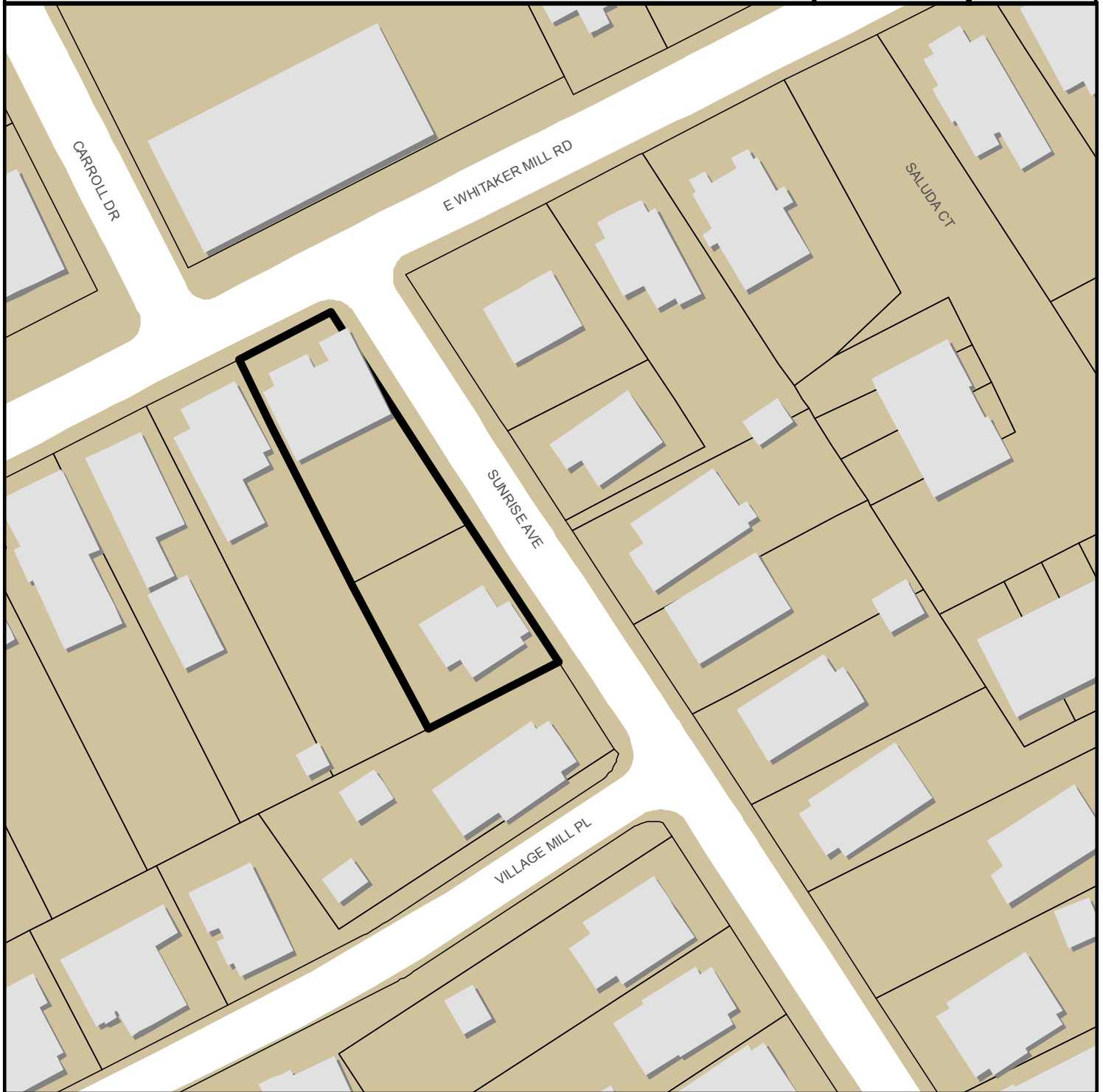


WHITAKER MILL SUBDIVISION S-10-2015



0 100 200 Feet

Zoning: **R-10 NCOD**
CAC: **Five Point**
Drainage Basin: **Pigeon House**
Acreage: **0.27**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Coats Custom
Homes**
Phone: **(919) 389-7373**





Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 423062 Assigned Project Coordinator Shankle Assigned Team Leader Ramez
* May require Planning Commission or City Council Approval ** Legacy Districts Only		
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name Whitaker Mill Subdivision		
Proposed Use Subdivide Lot 77 into 2 Lots; Remove Whitaker Mill Duplex & Build New Single Family		
Property Address(es) 124 E Whitaker Mill & 1629 Sunrise		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1704780569 & 1704781512		
P.I.N. Recorded Deed Bk: 12302; Pg: 2129	P.I.N. Recorded Deed Bk: 12302; Pg: 2129	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:		
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. N/A	
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A	
CLIENT (Owner or Developer)	Company Coats Custom Homes	Name (s) Kevin Coats
	Address PO Box 30893 Raleigh NC 27622	
	Phone 919-389-7373	Email kevcoats@cs.com Fax 919-882-1616
CONSULTANT (Contact Person for Plans)	Company Residential Land Services	Name (s) Dean Rhodes
	Address 1500 Piney Plains Road, # 102, Cary NC 27518	
	Phone 919-977-1554	Email dean@rls-nc.com Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross Not available
Overlay District Five Points East	Proposed Building(s) sq. ft. gross TBD
Total Site Acres .27 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) TBD
Off street parking Required N/A Provided N/A	Proposed height of building(s) 35
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) TBD
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet 2250	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet TBD	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.
The proposed subdivision plan proposes 2 homes (one new construction and one to be renovated) whereas there are 3 homes on the current single lot. The proposed lots will remain R-10.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached Attached 0	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 2	d) Total number of Open Space Lots
8. Bedroom Units 1br <input type="radio"/> 2br <input type="radio"/> 3br <input checked="" type="radio"/> 4br or more <input type="radio"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10 units/acre	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

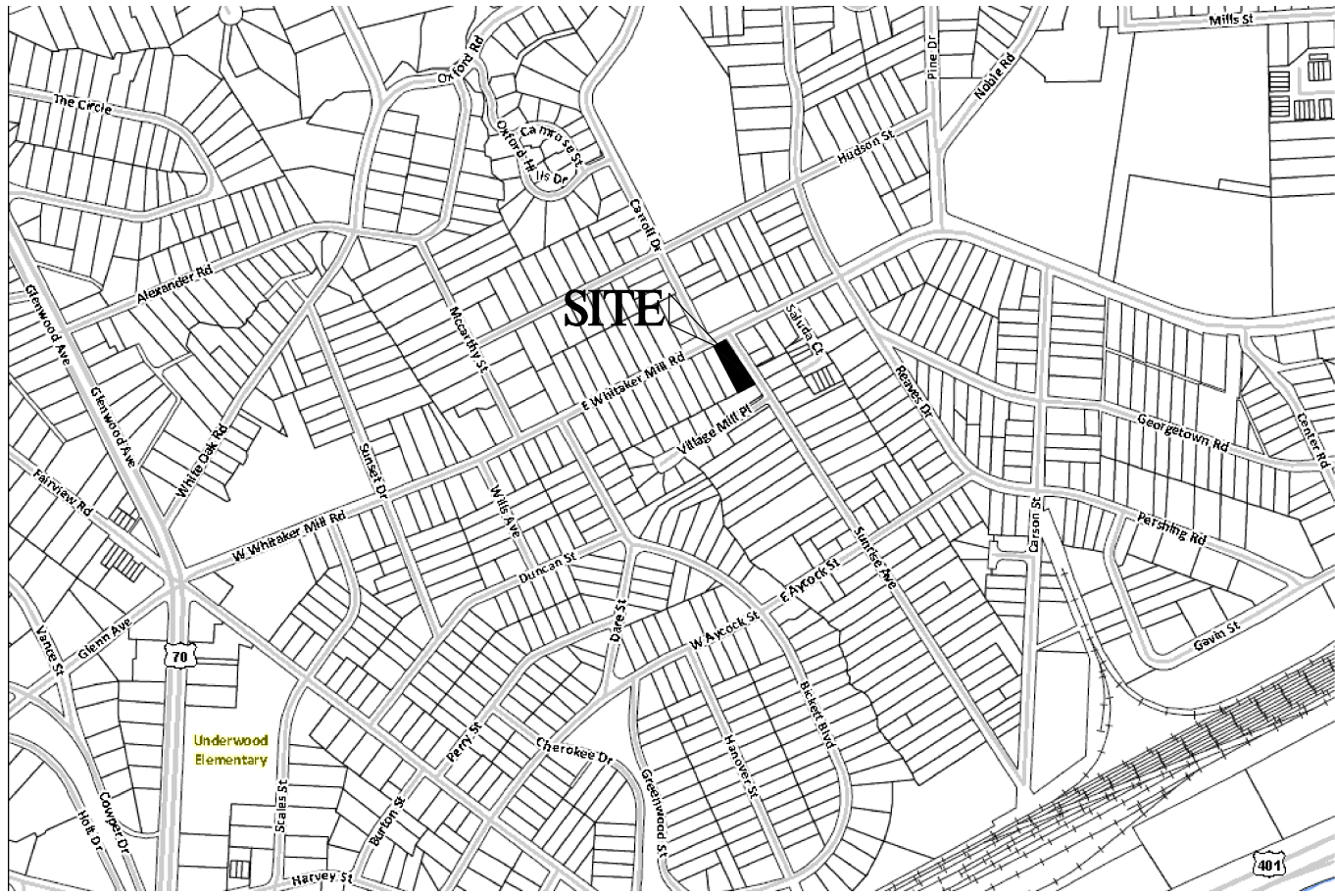
SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Kevin Coats** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed **Kevin Coats** Date **2/19/15**
 Signed _____ Date _____



VICINITY MAP

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- OLD PROPERTY LINES
- IPS ● - IRON PIN SET
- EIP ○ - EXISTING IRON PIPE
- CP ○ - COMPUTED POINT
- DB - DEED BOOK
- BM - BOOK OF MAPS
- PG - PAGE
- 77A NEW LOT NUMBER
- #123 STREET ADDRESS
- ADDITIONAL RIGHT-OF-WAY DEDICATION

OWNER INFORMATION

COATS CUSTON HOMES
P.O. BOX 30893
RALEIGH, NORTH CAROLINA 27622
PHONE: (919) 389-7373
ATTN: KEVIN COATS

GENERAL NOTES

- AREAS COMPUTED BY COORDINATE METHOD.
- BASIS OF BEARINGS IS NC GRID (NAD 83).
- THESE LOTS ARE LOCATED IN ZONE "X" OF THE 100-YR. FLOOD ZONE PER N.C. FLOOD INSURANCE RATE MAP #3720170400J DATED MAY 2, 2006.
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- METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
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- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY FIELD SURVEY PERFORMED BY RESIDENTIAL LAND SERVICES DATED 10/17/2014.
- NO WETLANDS, FLOODPLAINS, BUFFER, OR ANY DEDICATED EASEMENTS ARE LOCATED ON THE PROJECT SITE.
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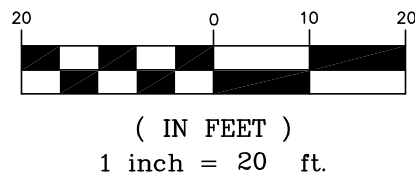
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

E. WHITAKER MILL RD.
PUBLIC R/W VARIES

SUNRISE AVE.
40' PUBLIC R/W

VILLAGE MILL PLACE
27' PUBLIC R/W

GRAPHIC SCALE



EXISTING SITE DATA:

WAKE COUNTY PIN	1704780569 1704781512
CURRENT OWNER	WPG PROPERTIES LLC, 403 W. AYCOCK STREET RALEIGH, NC 27608
DEED BOOK/PAGE	DB 12302 PG 2129
MAP BOOK/PAGE	BM 1911 PG 85
SITE ACERAGE	11,334 S.F. (0.26 Ac.)
CURRENT ZONING	R-10

R-10 ZONING DATA:

LOT DIMENSIONS	
MINIMUM AREA	4,000 S.F.
MINIMUM WIDTH (INTERIOR LOT)	45 FT.
MINIMUM WIDTH (CORNER LOT)	60 FT.
MINIMUM DEPTH	60 FT.
MAXIMUM DENSITY	10 UNITS/ACRE

FIVE POINTS EAST NCOD DATA:

MAXIMUM LOT SIZE	13,067 S.F.
------------------	-------------

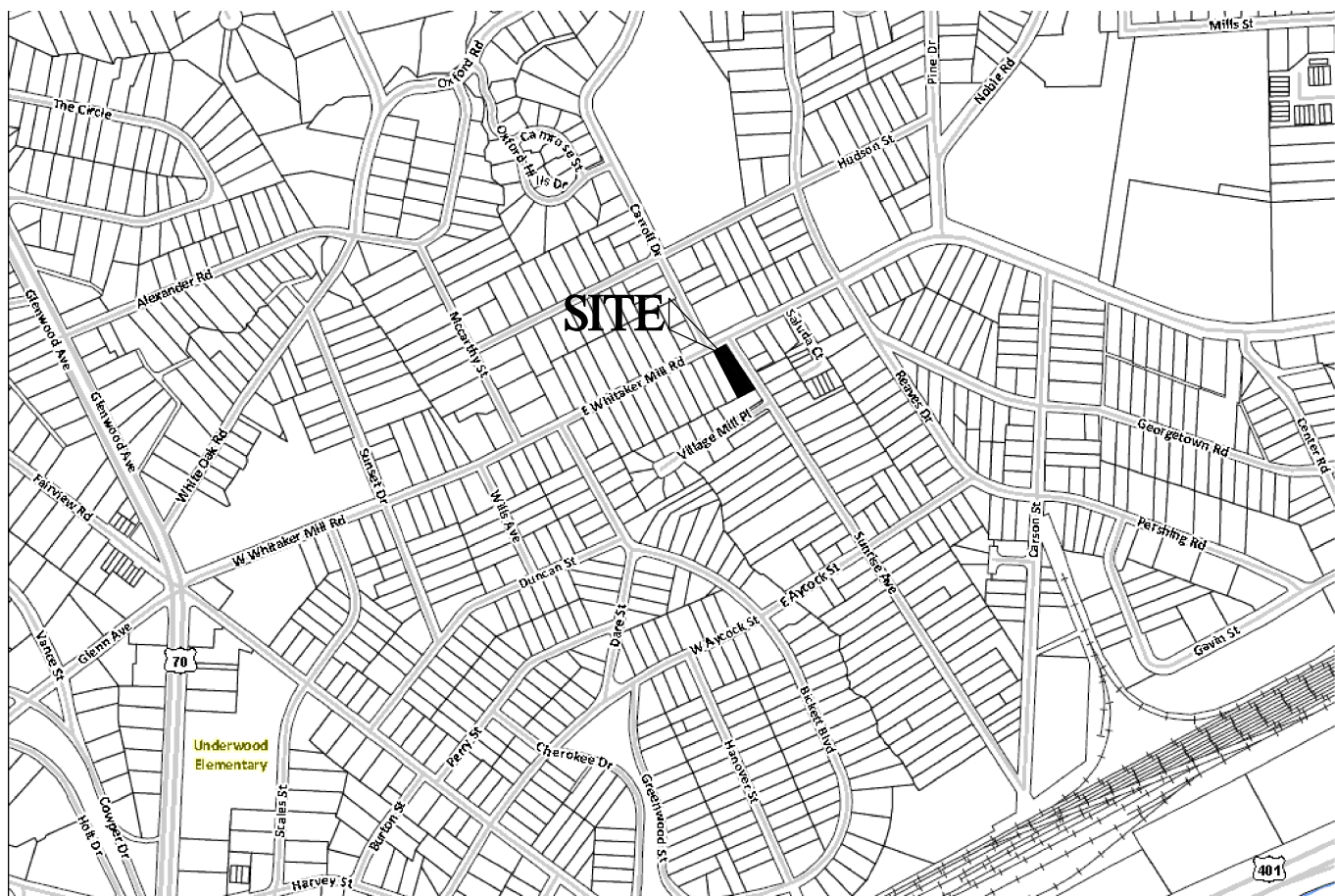
RESIDENTIAL LAND SERVICES, PLLC.
1500 PINEY PLAINS ROAD, SUITE 102
CARY, NORTH CAROLINA 2758
PHONE: (919) 977-154
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS

REVISIONS:

WHITAKER MILL SUBDIVISION
LOT 77
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
EXISTING CONDITIONS

DRAWN BY:	DMR
REVIEWED BY:	DMR
DATE:	FEBRUARY 20, 2015
SCALE:	1" = 20'
FILE NO.:	WHITAKER MILL.DWG
REV. NO.:	NONE

SHEET NO. CE-1



VICINITY MAP

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
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77A NEW LOT NUMBER

#123 STREET ADDRESS

ADDITIONAL RIGHT-OF-WAY DEDICATION

OWNER INFORMATION

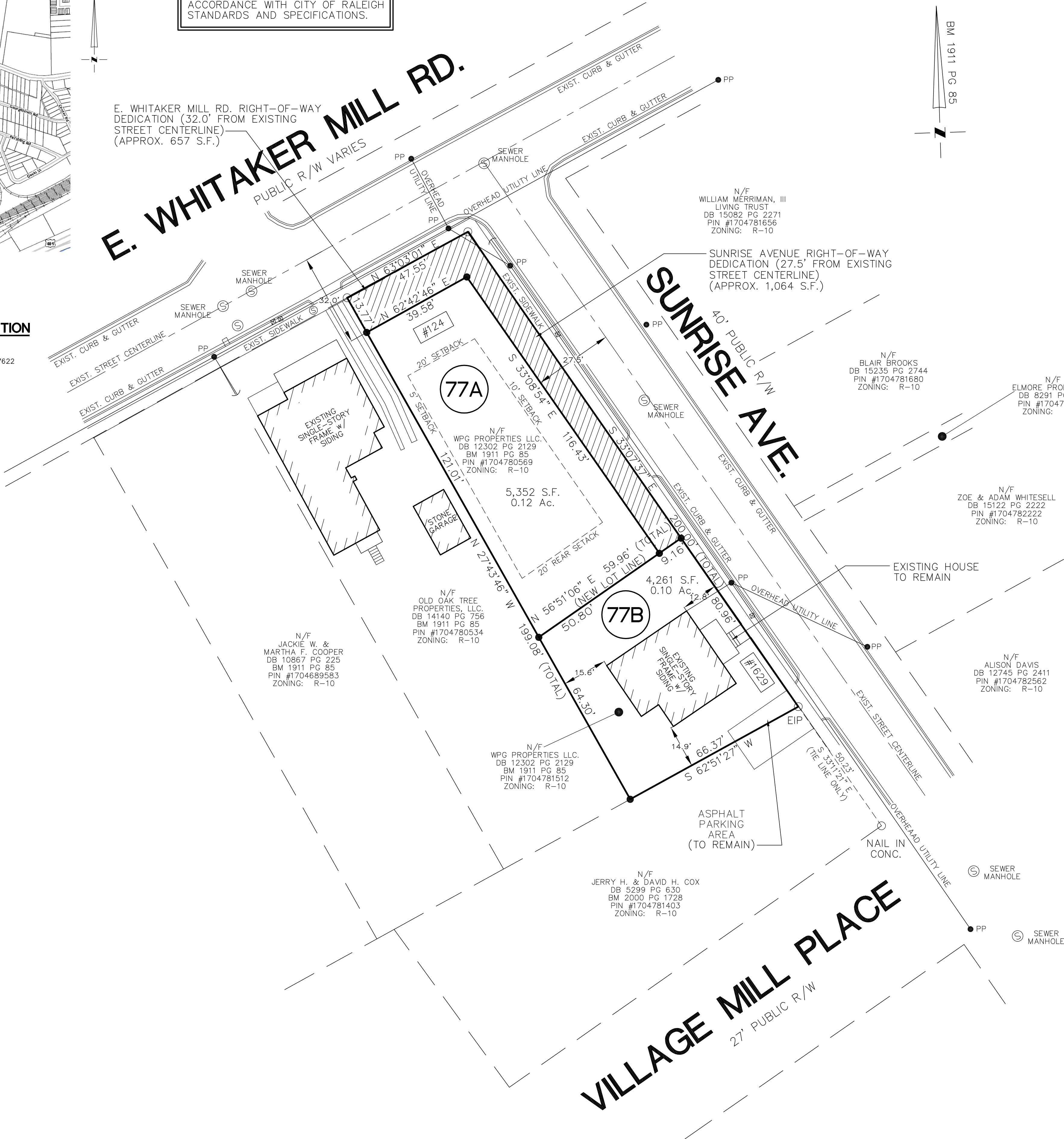
COATS CUSTON HOMES
P.O. BOX 30893
RALEIGH, NORTH CAROLINA 27622
PHONE: (919) 389-7373
ATTN: KEVIN COATS

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E. WHITAKER MILL RD.
PUBLIC R/W VARIES
E. WHITAKER MILL RD. RIGHT-OF-WAY DEDICATION (32.0' FROM EXISTING STREET CENTERLINE) (APPROX. 657 S.F.)



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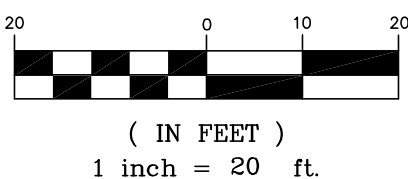
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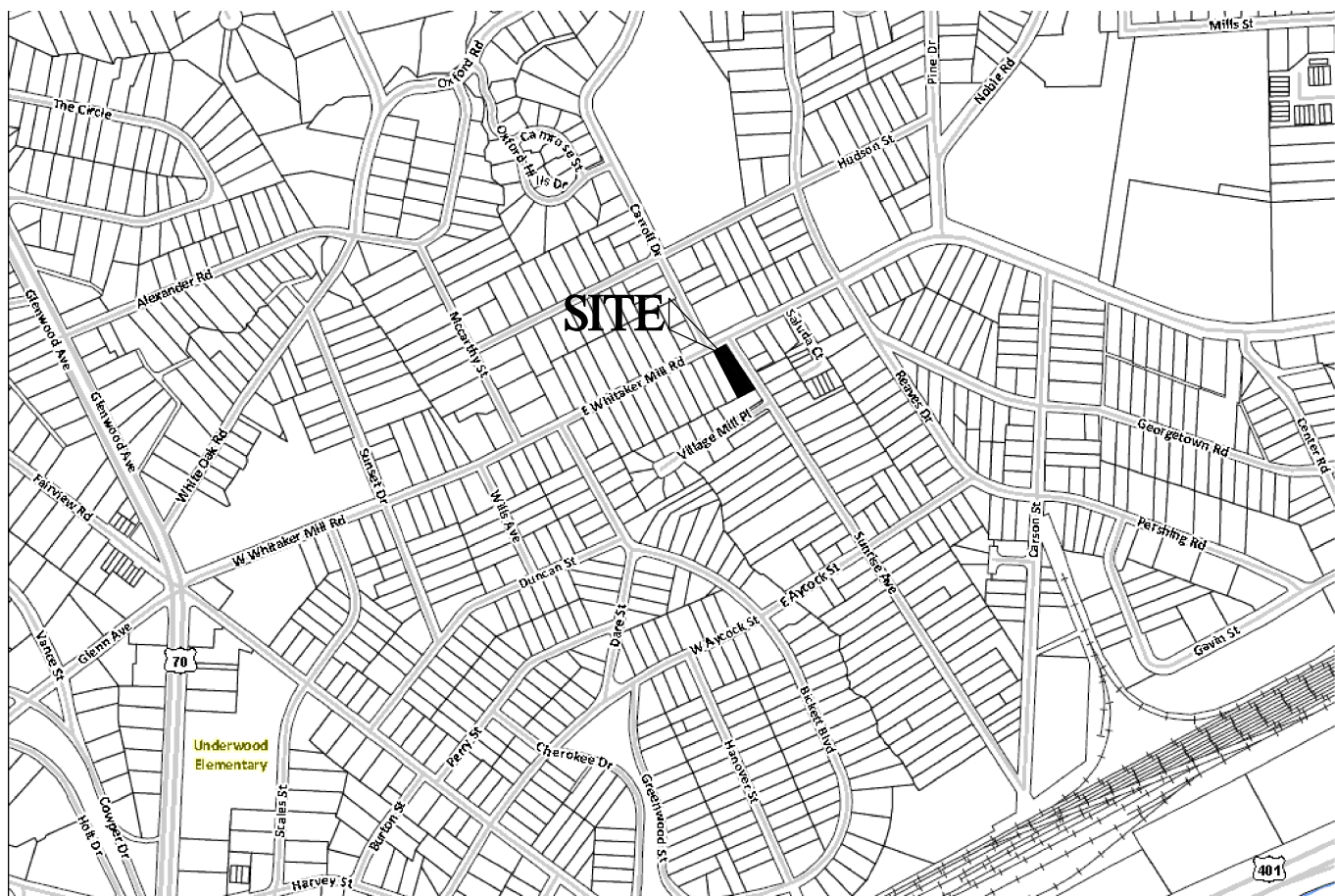
GRAPHIC SCALE



RESIDENTIAL LAND SERVICES, PLLC.
1500 PINEY PLAINS ROAD, SUITE 102
CARY, NORTH CAROLINA 2758
PHONE: (919) 977-1554
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS

WHITAKER MILL SUBDIVISION
LOT 77
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
SITE PLAN

DRAWN BY:	DMR
REVIEWED BY:	DMR
DATE:	FEBRUARY 20, 2015
SCALE:	1" = 20'
FILE NO.:	WHITAKER MILL.DWG
REV. NO.:	NONE
SHEET NO.	CE-2



VICINITY MAP

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77A NEW LOT NUMBER

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RALEIGH, NORTH CAROLINA 27622
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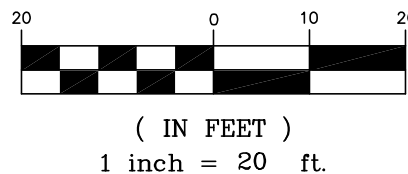
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40' PUBLIC R/W

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27' PUBLIC R/W

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1500 PINEY PLAINS ROAD, SUITE 102
CARY, NORTH CAROLINA 2758
PHONE: (919) 977-1554
FIRM LICENSE NO. P-0873
ENGINEERS - SURVEYORS - PLANNERS

REVISIONS:

WHITAKER MILL SUBDIVISION
LOT 77
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
LANDSCAPE PLAN

DRAWN BY:	DMR
REVIEWED BY:	DMR
DATE:	FEBRUARY 20, 2015
SCALE:	1" = 20'
FILE NO.:	WHITAKER MILL.DWG
REV. NO.:	NONE
SHEET NO.	CE-4